

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

61 Chippewa Avenue, Donvale Vic 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$730,000

&

\$800,000

Median sale price

Median price \$1,207,900

House

X

Unit

Suburb Donvale

Period - From 01/07/2017

to

30/09/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/11 Chippewa Av DONVALE 3111	\$818,000	01/07/2017
2	128 Mitcham Rd DONVALE 3111	\$775,000	23/09/2017
3	1a Chippewa Av DONVALE 3111	\$718,500	09/09/2017

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



4 2 1

Rooms:

Property Type: House

Land Size: 462 sqm approx

Agent Comments

Comparable Properties



2/11 Chippewa Av DONVALE 3111 (REI/VG)

Agent Comments

3 2 2

Price: \$818,000

Method: Auction Sale

Date: 01/07/2017

Rooms: 4

Property Type: Townhouse (Res)



128 Mitcham Rd DONVALE 3111 (REI)

Agent Comments

3 2 1

Price: \$775,000

Method: Auction Sale

Date: 23/09/2017

Rooms: 4

Property Type: Unit

Land Size: 294 sqm approx



1a Chippewa Av DONVALE 3111 (REI)

Agent Comments

2 1 1

Price: \$718,500

Method: Auction Sale

Date: 09/09/2017

Rooms: 6

Property Type: Unit